

SOUTHWEST PROFESSIONAL BUILDING

2675 WINKLER AVENUE
FORT MYERS, FL 33901

OFFICE
FOR LEASE



2,432 SF



OFFICE FOR LEASE



\$17.00 PSF

PROPERTY INFORMATION

Lease Rate:	\$17.00 PSF (Full Service)
Total Size Available:	2,432 SF
Total RBA:	66,452 SF
Built / Renovated:	1994 / 2012
Winkler Avenue AADT:	23,500 CPD

Class-A office building with great access and visibility along heavily-traveled Winkler Avenue.

Centrally located and just minutes from downtown Fort Myers, this property also has close proximity to I-75 and Tamiami Trail/US41.

Offers fully built-out medical and professional office spaces at highly competitive rates.

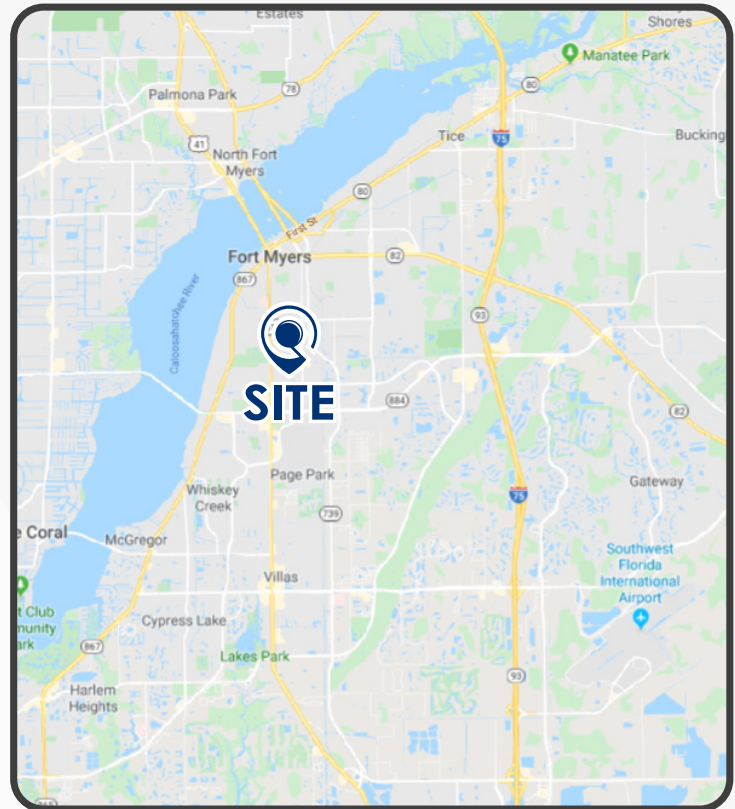
The property affords the opportunity of some of Southwest Florida's largest blocks of space for tenancy.

A variety of lobby access suites on the first and fourth floors are available with quality interior finishes. Medical and general office suites are available.

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Total Population	3,697	29,491	75,938
2025 Increase	1.7%	2.1%	2.3%
Avg HH Income	\$83,508	\$72,407	\$79,304
# Households	1,548	12,083	29,344
# Employees	2,944	8,045	19,392

(Applied Geographic Solutions 2020)

[VIEW PROPERTY WEBSITE](#)



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